



PARCEL 7 & 13, PHASE 2B: SOUTH WOKINGHAM STRATEGIC DEVELOPMENT  
LOCATION

TRANSPORT STATEMENT

MILLER HOMES  
16 December 2025





Abley Letchford  
3 Tealgate  
Charnham Park  
Hungerford  
RG17 0YT

t: 01488 684390  
e: [contact@ableyletchford.co.uk](mailto:contact@ableyletchford.co.uk)  
w: [www.ableyletchford.co.uk](http://www.ableyletchford.co.uk)

**Quality Management:**

|                            |                  |
|----------------------------|------------------|
| <b>Prepared by:</b>        | P Roose          |
| <b>Authorised by:</b>      | S Millns         |
| <b>Date:</b>               | 16 December 2025 |
| <b>Document Reference:</b> | A389 – R024 v2   |

**COPYRIGHT © ABLEY LETCHFORD PARTNERSHIP LIMITED  
T/A ABLEY LETCHFORD**

The material presented in this report is confidential. This report has been prepared for the exclusive use of MILLER HOMES within the terms of the contract and shall not be distributed or made available to any other company or person without the knowledge and written consent of Abley Letchford. Any such party relies on the report at their own risk.



## Contents

|     |                                                            |   |
|-----|------------------------------------------------------------|---|
| 1.0 | Introduction .....                                         | 1 |
| 2.0 | <b>Development Proposals for All Modes of Travel</b> ..... | 3 |
| 3.0 | <b>Servicing and Emergency Access</b> .....                | 6 |
| 4.0 | <b>Parking Appraisal</b> .....                             | 7 |

## Tables

|                                                      |   |
|------------------------------------------------------|---|
| Table 2.1: Key Layout Design Code Design Parameters  | 3 |
| Table 4.1: Electric Charging Provision               | 8 |
| Table 4.2 – Calculation of Residential Cycle Parking | 8 |
| Table 4.3 – Calculation of Residential Cycle Parking | 9 |

## Appendices

**Appendix 1 – Proposed Layout**

**Appendix 2 – Pedestrian and Cycle Movement Strategy**

**Appendix 3 – On-Site Visibility**

**Appendix 4 – Refuse Vehicle and Car Swept Path Analysis and Collection Strategy**

**Appendix 5 – Fire Tender and Car Swept Path Analysis**

**Appendix 6 – Parking Schedule**

**Appendix 7 – Car Parking Allocation Plan**

**Appendix 8 – Cycle Parking Allocation Plan**



## 1.0 Introduction

### 1.1 Context

- 1.1.1 This Transport Statement (TS) has been prepared by Abley Letchford on behalf of Miller Homes in relation to the proposed development of Parcel R7 and R13 (the site), which forms part of the Strategic Development Location (SDL), which is an urban extension to the south of Wokingham.
- 1.1.2 The SDL proposals comprise of approximately 2,500 homes, a new South Wokingham Distributor Road and other facilities such as two primary schools and a community centre. The first phase of the development is named Montague Park and is located at the northeast of the SDL area. The parcel was approved by Wokingham Borough Council in 2012 (WBC Planning Reference: O/2010/1712) and included approximately 620 dwellings, which have since been constructed and occupied.
- 1.1.3 A section of new road between Montague Park, which leads south over a railway line to a new four arm roundabout with Waterloo Road was approved in 2019 (WBC Planning Reference: 172934). The road has since been constructed and is named William Heelas Way with the roundabout junction known as the 'Eastern Gateway' located at its western end.
- 1.1.4 Phase 2b of the SDL (WBC Planning Reference: 191068) is located to the south of the railway line that serves Wokingham Station. This consists of a outline planning consent that was based on a hybrid planning application with all matters reserved except principal means of access to the highways, for a mixed use development of up to 1,434 dwellings; a two-form entry primary school; local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2); public open space; play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park.
- 1.1.5 The South Wokingham Distributor Road (SWDR) was approved in 2021 (WBC Planning Reference: 192928). When complete, this road will create access for the new homes for Phase 2b of the SDL and will link William Heelas Way, via the Eastern Gateway, to a new roundabout junction with Finchampstead Road to the west.
- 1.1.6 In February 2025, full planning consent was secured for a new road to provide an alternative route to Waterloo Road. This will lead south from the Eastern Gateway roundabout at the junction of Waterloo Road with William Heelas Way eastwards to a new junction with Waterloo Road to the east (WBC Planning Reference: 240892).

### 1.2 Development Proposals

- 1.2.1 This TS has been prepared to support a Reserved Matters application pursuant to condition 1 of outline planning permission ref. 191068 for the erection of 215 dwellings with layout, scale, appearance, and landscaping to be considered. A layout of the proposed residential site is provided at **Appendix 1**.
- 1.2.2 The detailed design of the site is presented together with a suite of detailed design drawings submitted alongside the RM planning application. The purpose of this TS is to provide the context



for the transport and highway components of the development, thereby aiding consideration of the proposals.

### **1.3 Report Structure**

- 1.3.1 A number of transport and highways matters have already been addressed through the determination of the outline planning consent. These include the principle and quantum of residential development on the site, the access arrangements and the off-site traffic impact.
- 1.3.2 This Transport Statement therefore deals with ‘reserved’ transport and highways matters such as the internal road layout, servicing arrangements and parking provision.
- 1.3.3 The remainder of this Transport Statement is structured as follows:
  - Section 2 sets out the arrangements for travel by foot, cycle, public transport and vehicles.
  - Section 3 describes how the layout accommodates servicing and emergency vehicle requirements.
  - Section 4 summarises the level of vehicular and cycle parking being provided.



## 2.0 Development Proposals for All Modes of Travel

### 2.1 Context

- 2.1.1 The hierarchy of streets is fully in accordance with the South Wokingham Phase 2b Design Code, which is based on the key design parameters within Wokingham's design guide for developer. The key design layout principles have been extracted from the Design Code and presented in **Table 2.1**.

**Table 2.1: Key Layout Design Code Design Parameters**

| Criteria                      | Target Speed | Traffic Calming                                                                                          | Parking Provision                    | Carriageway Width                                  | Footway Width          |
|-------------------------------|--------------|----------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------|------------------------|
| Tertiary Street               | 20mph        | Tighter corner radii<br>Junctions at frequent spacing<br>Lay-bys for parking<br>Visual cues <sup>1</sup> | Parallel on-street                   | At least 6.0m                                      | 2.0 footway both sides |
| Shared Street/<br>Shared Lane | 15mph        | Tighter corner radii<br>• On street parking<br>• Visual cues <sup>1</sup>                                | Parallel and perpendicular on-street | At least 4.8m<br>4.1m where less than 10 dwellings | Shared surface         |
| Private Drive                 | 15mph        | Tighter corner radii •<br>On street parking •<br>Visual cues <sup>1</sup>                                | Parallel and perpendicular on-street | At least 4.1m                                      | Shared surface         |

<sup>1</sup> 'Visual clues' can include: Surface material changes at junctions and potential carriageway narrowing; Secondary Streets - Trees, formal crossings; Tertiary streets - formal crossings Shared streets - variations in planting where provided, variation in building lines

- 2.1.2 By following the principles of the Design Code, the road network has a consistent approach across the site with a mix of tertiary streets serving shared surface streets, shared surface drives and private drives. This approach provides clear and efficient access to all residential areas while maintaining the character and functionality of each street type.
- 2.1.3 Turning heads are located at the end of shared streets and within cul-de-sacs and are designed to accommodate WBC refuse vehicles and Berkshire fire and rescue vehicles.

### 2.2 Travel by Foot & Cycle

- 2.2.1 The pedestrian and cycle strategy for the site contained in **Appendix 2** has been developed in accordance with the principles contained within the South Wokingham Phase 2b Design Code and the Pedestrian and Cycle Strategy submitted in accordance with RM Condition 45.



### ***On-Site Movement***

2.2.2 A summary of the on-site infrastructure is set out below.

- A Lit 2.0m wide footways are provided alongside the tertiary street network within the site.
- A series of shared streets and lanes have been designed to reduce design speeds in conjunction with distinct surface finishes to raise awareness to vehicle drivers that they are entering a different environment that they share with pedestrians and cyclists.
- A series of shared surface drives also allow pedestrians and cyclists to share the carriageway in recognition of the lower volumes and speeds of vehicles.
- Pedestrian crossings throughout the tertiary streets are formed with drop kerbs and tactile paving. Within the carriageway the crossing route is formed by contrasting block paving adjacent coloured paving or tarmac road surfacing to highlight the crossing locations to drivers and also aid route definition for pedestrians. The crossing locations are highlighted in Abley Letchford Drawing A389-R7&R13-RM-701, which is separately submitted as part of the wider engineering drawing pack.
- A series of 2.0m wide surfaced footpaths provide several vehicle-free and routes around the perimeter of the site including the play area within the northern perimeter of R13.

### ***External Connections***

- 3 no. 3m wide shared footpath connections will be created from R13 to the Heathlands Road to provide permeability for journeys on foot and cycle and encourage active travel to and from the site.
- 2.0m wide footway on the southern side of the tertiary street in R7, which will connect to Easthampstead Road
- 2.0m wide footways on both sides of the tertiary street, which will connect R13 to the SWDR (Heathlands Road).
- 1 no. 2.0m wide surfaced footpath connection adjacent the play area in R13 providing pedestrian connection to the SWDR.
- 1 no. 2.0m wide surfaced footpath connection in the north east of R13 providing pedestrian connection near the junction of the SWDR and Heathlands Road.
- 1 no. 2.0m wide surfaced footpath connection to the SWDR, which runs the entire length of the R13 site to a southern connection to Easthampstead Road. This connection also provides direct connection to R7.

2.2.3 The northern boundary of the site will also benefit from a 3.0m wide lit shared use foot/cycleway on each side of the SWDR. This will provide onward active travel connection north of the site to Wokingham town centre and to future bus stops on the SWDR.



- 2.2.4 The southern boundary of R13 will also benefit from a 3.0m wide lit shared use foot/cycleway on each side of the Heathlands Road. This will provide an alternative active travel onward route to Wokingham town centre via the SWDR.

### **2.3 Travel by Bus**

- 2.3.1 The SWDR includes proposals a bus route that will run between Wokingham and Bracknell. **Appendix 2** highlights the proposed location of the bus stops in both directions and demonstrates that both R7 and R13 have good connections on foot to these future stops and bus service with all dwellings within the site being with approximately 350m from a bus stop.

### **2.4 Travel by Car**

- 2.4.1 There site is proposed to be served by two consented T-junction vehicle accesses that will be delivered by WBC as part of the S278 SWDR works.
- 2.4.2 One is located on Easthampstead Road, which leads into R7. It is noted that Easthampstead Road will be closed to motor vehicle traffic within 20m of this site access, with highway modification creating a dedicated cycle and pedestrian link to the SWDR. As a result, traffic accessing the site at this entrance with turn left-in and right-out only.
- 2.4.3 The second access that is being delivered by WBC from Heathlands Road and will connect to R13. Like the access on Easthampstead Road, this junction is connected by an internal tertiary street, which has been designed in accordance with the approved Phase 2b Design Code with a minimum carriageway width of 5.5m and 2m wide footways.
- 2.4.4 The initial R13 tertiary street leads towards the centre of R13 where the tertiary street network splits east and west. This in turn serves several shared streets and shared lanes, which lead to private drives and courtyards. This hierarchy of streets has also been designed based on the approved Phase 2b Design Code to ensure consistency across the Phase 2b SDL.
- 2.4.5 R7 is notably smaller than R13 and contains a single tertiary street leading from Easthampstead Road, as mentioned in paragraph 2.4.2. This road serves three private drives and also connects to R13 at its western boundary.
- 2.4.6 Traffic movements between R7 and R13 are likely to be very low as Easthampstead Road and Heathlands Road accesses provide the quickest routes for R7 and R13 residents for onwards journeys to Wokingham town centre and surrounding destinations.
- 2.4.7 On-site junction visibility along the 20 mph tertiary streets is illustrated in **Appendix 3**.



## 3.0 Servicing and Emergency Access

### 3.1 Servicing

- 3.1.1 The refuse collection strategy is presented in **Appendix 4**, together with a refuse vehicle Autotrack swept path analysis, which is based on a WBC waste collection vehicle.
- 3.1.2 This demonstrates that such a vehicle can navigate through the internal road network and manoeuvre within the turning heads of the layout, where necessary.

### 3.2 Fire Access

- 3.2.1 An Autotrack swept path analysis of a fire tender has been undertaken of the proposed layout and is contained in **Appendix 5**. This demonstrates that the site layout can facilitate the necessary fire tender and hose access to all dwellings as well as appropriate turning areas.



## 4.0 Parking Appraisal

### 4.1 Parking Guidance

- 4.1.1 The parking provision for the site has been developed based on the standards contained within the WBC (2011a) Parking Standards Study Report and using the 'urban' classification within the WBC Car Parking Demand Calculator.

### 4.2 Vehicular Parking Strategy

- 4.2.1 When determining the level and type of parking throughout the development, consideration has been given to the housing types proposed, the location of the development site and car ownership levels within the area. A design led approach has been adopted which seeks to provide parking that is well integrated and complements, rather than dominates, the street scene.
- 4.2.2 The objective is to provide an adequate level of parking and importantly, to ensure that the spaces that are designed for parking are used for parking, and that inappropriate parking areas are not used. This approach will help to prevent problems typically associated with poorly thought-out developments, such as cars parked indiscriminately which obstruct pavements and restrict access along a street.
- 4.2.3 Most car owners like to be able to see their vehicles and / or to know that they are securely parked. On plot parking satisfies this strong desire. Acceptance of this means that parking has been designed to be provided within the curtilage of dwellings through the use of on-plot spaces where appropriate.
- 4.2.4 The on-plot parking provision has been supplemented by a small number of parking courts for the apartment blocks that are located and overlooked such that they are likely to be preferred to ad hoc on-street parking. In addition, the proposed layout allows for visitor parking, predominantly through the use of on-street parking bays. In this respect, care has been taken to ensure that on-street parking areas are designed so that they do not impinge on the operation of the street or footway.

### 4.3 Allocated Parking

- 4.3.1 A plot-by-plot appraisal of the allocated and unallocated parking using the WBC Parking Calculator is presented in **Appendix 6**. This is supported by a Parking Layout Plan, which is contained in **Appendix 7** and car parking Autotrack swept path analysis in **Appendix 5**.

### 4.4 Parking Summary

- 4.4.1 The development proposals include a total of 363 allocated parking spaces. Of this total, 281 are allocated parking spaces with 47 allocated carports or carbarns associated with 170 houses. There are also 29 allocated courtyard parking spaces and 6 allocated carports or carbarns associated with 45 apartments.
- 4.4.2 There are 5 unallocated courtyard parking spaces, a further 18 unallocated parking spaces and 40 unallocated visitor parking spaces distributed throughout the site. The proposals include 23 garages with internal dimensions of 3.0m x 6.0m. These are not counted towards the car parking



allocation or cycle storage. There are also 2 garages with internal dimensions of 3.0m x 8.0m, which are also not counted towards the car parking allocation but are considered as a cycle storage.

#### 4.5 Electric Vehicle Charging

- 4.5.1 A total of 172 single and 19 double (total 191) 13 amp type 2 chargers with gun holsters will be provided throughout the site, which are illustrated separately on the parking layout in **Appendix 7**. This is based on 1 electric vehicle charging point per dwelling that has allocated parking, which is in accordance with current Part S building Regulations. including 19 twin changers associated with allocated apartments parking. A breakdown of the electric vehicle charging points is contained in **Table 4.1**.

**Table 4.1: Electric Charging Provision**

|       | Allocated                    |                                                | Total Electric Charging Provision |
|-------|------------------------------|------------------------------------------------|-----------------------------------|
|       | House                        | Apartments                                     |                                   |
| Total | 165<br>(165 single chargers) | 45<br>(7 single chargers & 19 double chargers) | 210                               |

- 4.5.2 Electric vehicle charging points for parking allocated for houses will be wall mounted and electric vehicle charging points for parking allocated apartments in communal areas will be pedestal mounted.

#### 4.6 Cycle Parking

- 4.6.1 The development schedule has been assessed against WBC's parking standards to calculate the required number of allocated cycle spaces that should be provided throughout the site. The total allocated cycle spaces required is set out in **Table 4.2**.

**Table 4.2 – Calculation of Residential Cycle Parking**

| Number of Habitable Rooms | Dwelling Type | Number of Units | Allocated Spaces per Unit | Total Allocated Spaces |
|---------------------------|---------------|-----------------|---------------------------|------------------------|
| 2                         | Flat          | 31              | 1                         | 31                     |
| 3                         | Flat / House  | 14              | 1                         | 14                     |
| 4 or 5                    | House         | 134             | 2                         | 268                    |
| 6+                        | House         | 36              | 3                         | 108                    |
| Total                     |               | 215             |                           | 421                    |

- 4.6.2 The table shows that a total of 421 cycle spaces is required throughout the R7-R13 development. All houses contain individual secure cycle storage with the exception three houses that have cycle parking within private garages. These are illustrated in **Appendix 8**, together with communal secure brick stores specifically designed for bicycles for apartments. In all instances, the storage facilities are positioned to ensure easy access, allowing residents to retrieve their bicycles without needing to bring them through the dwelling.



- 4.6.3 Cycle parking for visitors is also provided in the form of ‘Sheffield Type’ stands for each apartment block close the main building entrance. The proposed visitor cycle parking is set out in **Table 4.3**.

**Table 4.3 – Calculation of Residential Cycle Parking**

| Apartment Block | Number of visitor spaces |
|-----------------|--------------------------|
| 1               | 8                        |
| 2               | 4                        |

- 4.6.4 The table above highlights that a total of 12 visitor cycle spaces will be provided across the two apartment blocks, which is considered to provide a good provision for encouraging active visitor travel to the site.



## APPENDICES



## Appendix 1 – Proposed Layout

KEY

- SITE BOUNDARY
- FENCING  
REFER TO ENCLOSURES  
LAYOUT FOR DETAILS  
1.5m BRICK SCREEN WALL
- BLOCK PAVED SURFACE  
COLOUR: BRINDLE RED
- BLOCK PAVED SURFACE  
COLOUR: CHARCOAL GREY
- TURF TO GARDENS
- INDICATIVE TREE PLANTING  
(subject to detailed landscape design)
- EXISTING TREES TO BE  
RETAINED (subject to ARB  
survey)
- EXISTING RPA TO BE  
RETAINED (subject to ARB  
survey)
- EXISTING SHRUB PLANTING  
(subject to ARB survey)
- INDICATIVE TREE PLANTING  
(refer to detailed landscape  
proposals)
- INDICATIVE SHRUB PLANTING  
(refer to detailed landscape  
proposals)
- GATE
- DOOR AND PATIO TO REAR  
ACCESS
- DOOR/LEVEL THRESHOLD  
AND PATH IN CONCRETE  
SLABS
- FOOTPATH
- ACTIVE FRONTAGE /  
ADDITIONAL WINDOW
- PRIVATE DWELLINGS
- AFFORDABLE  
SOCIAL RENTED DWELLINGS
- AFFORDABLE  
AFFORDABLE RENTED DWELLINGS
- AFFORDABLE  
SHARED OWNERSHIP DWELLINGS
- DWELLINGS WITH CHIMNEYS
- SHED FOR CYCLE STORAGE
- RAIN GARDEN
- INDICATIVE LOCATION OF  
AIR SOURCE HEAT PUMPS

PLOTS 4067-4105  
Parcel R07 - ST. MODWEN

| Code                   | Type                    | ft²  | Number    | Total ft² | Habitable Rooms |
|------------------------|-------------------------|------|-----------|-----------|-----------------|
| Private                | 67%                     |      |           |           |                 |
| 1 Bed Apartments       | 15.38%                  |      |           |           |                 |
| Block 3 - 10AP         | 1 Bed (182P) Apartment  | 548  | 4         | 2192      | 2               |
| 2 Bed Apartments       | 23.08%                  |      |           |           |                 |
| Block 3 - 28AP         | 2 Bed (28AP) Apartment  | 763  | 5         | 3815      | 3               |
| L256 - Glenmont        | 2 Bed (283P) FOG        | 753  | 1         | 753       | 3               |
| 3 Bed Houses           | 42.33%                  |      |           |           |                 |
| H385 - Embury          | 3 Bed House             | 1036 | 1         | 1036      | 4               |
| H482 - Birchgate       | 3 Bed + Study Townhouse | 1218 | 10        | 12180     | 5               |
| 4 Bed Houses           | 19.23%                  |      |           |           |                 |
| H486A - Presgate       | 4 Bed + Study Townhouse | 1390 | 5         | 6950      | 7               |
| Sub Totals             |                         |      | 26        | 26926     |                 |
| Affordable             | 33%                     |      |           |           |                 |
| Affordable Rented      | 15%                     |      |           |           |                 |
| Code                   | Type                    | ft²  | Number    | Total ft² | Habitable Rooms |
| 3 Bed Houses           | 100%                    |      |           |           |                 |
| AL12 / AL32A - Lockton | 3 Bed House             | 1001 | 2         | 2002      | 5               |
| Sub Totals             |                         |      | 2         | 2002      |                 |
| Social Rented          | 62%                     |      |           |           |                 |
| Code                   | Type                    | ft²  | Number    | Total ft² | Habitable Rooms |
| 2 Bed Houses           | 75%                     |      |           |           |                 |
| AL24 / AL24A - Baymont | 2 Bed House             | 850  | 6         | 5100      | 4               |
| 3 Bed Houses           | 25%                     |      |           |           |                 |
| AL32 / AL32A - Lockton | 3 Bed House             | 1001 | 2         | 2002      | 5               |
| Sub Totals             |                         |      | 8         | 7102      |                 |
| Shared Ownership       | 23%                     |      |           |           |                 |
| Code                   | Type                    | ft²  | Number    | Total ft² | Habitable Rooms |
| 2 Bed Houses           | 33%                     |      |           |           |                 |
| AL24 / AL24A - Baymont | 2 Bed House             | 850  | 1         | 850       | 4               |
| 4 Bed Houses           | 67%                     |      |           |           |                 |
| AL41 - Torwood         | 4 Bed House             | 1143 | 2         | 2286      | 6               |
| Sub Totals             |                         |      | 3         | 3136      |                 |
| Grand Totals           |                         |      | 39        | 39166     |                 |
| Net area (Acres)       |                         | 2.18 | Sqft/Acre | 17966     |                 |

Parcel R07.R13

| Code                    | Type                    | ft²   | Number    | Total ft² | Habitable Rooms |
|-------------------------|-------------------------|-------|-----------|-----------|-----------------|
| Private                 | 65%                     |       |           |           |                 |
| 1 Bed Apartments        | 5.00%                   |       |           |           |                 |
| Block 2 - 18AP          | 1 Bed (182P) Apartment  | 548   | 3         | 1644      | 2               |
| Block 3 - 18AP          | 1 Bed (182P) Apartment  | 548   | 4         | 2192      | 2               |
| 2 Bed Apartments        | 10.00%                  |       |           |           |                 |
| Block 2 - 28AP          | 2 Bed (28AP) Apartment  | 763   | 2         | 1526      | 3               |
| Block 3 - 28AP          | 2 Bed (28AP) Apartment  | 788   | 6         | 4728      | 3               |
| L256 - Glenmont         | 2 Bed (283P) FOG        | 753   | 1         | 753       | 3               |
| 3 Bed Houses            | 14%                     |       |           |           |                 |
| L255 - Delmont          | 2 Bed (3P) House        | 758   | 18        | 13644     | 4               |
| H283 - Denison          | 2 Bed (3P) House        | 758   | 2         | 1516      | 4               |
| 3 Bed Houses            | 52.14%                  |       |           |           |                 |
| L358 / L358A - Whitton  | 3 Bed House             | 907   | 8         | 7256      | 5               |
| L360 - Chilton          | 3 Bed House             | 947   | 7         | 6629      | 5               |
| L361 - Braxton          | 3 Bed House             | 979   | 2         | 1958      | 5               |
| L362 - Clayton          | 3 Bed House             | 996   | 7         | 6972      | 5               |
| L363 - Clayton          | 3 Bed House             | 1018  | 1         | 1018      | 5               |
| H385 - Embury           | 2 Bed House             | 1036  | 1         | 1036      | 4               |
| L454 - Haywood          | 3 Bed + Study House     | 1130  | 5         | 5650      | 6               |
| L367 - Kipton           | 3 Bed Townhouse         | 1177  | 17        | 20009     | 5               |
| H482 - Birchgate        | 3 Bed + Study Townhouse | 1218  | 23        | 28014     | 5               |
| 3 Bed Townhouse         | 18.57%                  |       |           |           |                 |
| L465 - Norwood          | 4 Bed House             | 1344  | 2         | 2688      | 7               |
| L467 - Beauwood         | 4 Bed House             | 1379  | 3         | 4137      | 7               |
| L472 - Crosswood        | 4 Bed House             | 1500  | 7         | 10500     | 7               |
| L473 - Cleavewood       | 4 Bed House             | 1637  | 3         | 4911      | 7               |
| H486 / H486A - Presgate | 4 Bed + Study Townhouse | 1390  | 11        | 15290     | 7               |
| Sub Totals              |                         |       | 140       | 147002    |                 |
| Affordable              | 32%                     |       |           |           |                 |
| Affordable Rented       | 15%                     |       |           |           |                 |
| Code                    | Type                    | ft²   | Number    | Total ft² | Habitable Rooms |
| 2 Bed Houses            | 33%                     |       |           |           |                 |
| AL24 / AL24A - Baymont  | 2 Bed House             | 850   | 3         | 2550      | 4               |
| 3 Bed Houses            | 56%                     |       |           |           |                 |
| AL32 / AL32A - Lockton  | 3 Bed House             | 1001  | 5         | 5005      | 5               |
| 4 Bed Houses            | 11%                     |       |           |           |                 |
| AL41 - Torwood          | 4 Bed House             | 1143  | 1         | 1143      | 6               |
| Sub Totals              |                         |       | 9         | 8698      |                 |
| Social Rented           | 59%                     |       |           |           |                 |
| Code                    | Type                    | ft²   | Number    | Total ft² | Habitable Rooms |
| 1 Bed Flats             | 55%                     |       |           |           |                 |
| Block 1A - 18FL         | 1 Bed (182P) Flat       | 547   | 24        | 13128     | 2               |
| 2 Bed Houses            | 41%                     |       |           |           |                 |
| AL24 / AL24A - Baymont  | 2 Bed House             | 850   | 18        | 15300     | 4               |
| 3 Bed Houses            | 6%                      |       |           |           |                 |
| AL32 / AL32A - Lockton  | 3 Bed House             | 1001  | 2         | 2002      | 5               |
| Sub Totals              |                         |       | 44        | 17302     |                 |
| Shared Ownership        | 29%                     |       |           |           |                 |
| Code                    | Type                    | ft²   | Number    | Total ft² | Habitable Rooms |
| 2 Bed Houses            | 65%                     |       |           |           |                 |
| AL24 / AL24A - Baymont  | 2 Bed House             | 850   | 12        | 10200     | 4               |
| 3 Bed Houses            | 27%                     |       |           |           |                 |
| AL32 / AL32A - Lockton  | 3 Bed House             | 1001  | 6         | 6006      | 5               |
| 4 Bed Houses            | 8%                      |       |           |           |                 |
| AL41 - Torwood          | 4 Bed House             | 1143  | 4         | 4572      | 6               |
| Sub Totals              |                         |       | 22        | 20778     |                 |
| Grand Totals            |                         |       | 215       | 193780    |                 |
| Net area (Acres)        |                         | 12.89 | Sqft/Acre | 15033     |                 |

PLOTS 3001-3110  
Parcel R13 - MILLER HOMES

| Code                   | Type                   | ft²  | Number    | Total ft² | Habitable Rooms |
|------------------------|------------------------|------|-----------|-----------|-----------------|
| Private                | 78%                    |      |           |           |                 |
| 1 Bed Apartments       | 3.49%                  |      |           |           |                 |
| Block 2 - 18AP         | 1 Bed (182P) Apartment | 548  | 3         | 1644      | 2               |
| 2 Bed Apartments       | 9.30%                  |      |           |           |                 |
| Block 2 - 28AP         | 2 Bed (28AP) Apartment | 763  | 2         | 1526      | 3               |
| Block 3 - 28AP         | 2 Bed (28AP) Apartment | 788  | 6         | 4728      | 3               |
| 2 Bed Houses           | 15%                    |      |           |           |                 |
| L255 - Delmont         | 2 Bed (3P) House       | 758  | 16        | 12128     | 4               |
| 3 Bed Houses           | 51.16%                 |      |           |           |                 |
| L356 - Denton          | 3 Bed House            | 907  | 6         | 5442      | 5               |
| L358 / L358A - Whitton | 3 Bed House            | 947  | 4         | 3788      | 5               |
| L360 - Chilton         | 3 Bed House            | 979  | 2         | 1958      | 5               |
| L361 - Braxton         | 3 Bed House            | 996  | 7         | 6972      | 5               |
| L362 - Clayton         | 3 Bed House            | 1018 | 1         | 1018      | 5               |
| L454 - Haywood         | 3 Bed + Study House    | 1130 | 5         | 5650      | 6               |
| L367 - Kipton          | 3 Bed Townhouse        | 1177 | 17        | 20009     | 5               |
| L465 - Norwood         | 4 Bed House            | 1344 | 2         | 2688      | 7               |
| L467 - Beauwood        | 4 Bed House            | 1379 | 3         | 4137      | 7               |
| L472 - Crosswood       | 4 Bed House            | 1500 | 7         | 10500     | 7               |
| L473 - Cleavewood      | 4 Bed House            | 1637 | 3         | 4911      | 7               |
| Sub Totals             |                        |      | 86        | 88215     |                 |
| Affordable             | 22%                    |      |           |           |                 |
| Affordable Rented      | 21%                    |      |           |           |                 |
| Code                   | Type                   | ft²  | Number    | Total ft² | Habitable Rooms |
| 2 Bed Houses           | 20%                    |      |           |           |                 |
| AL24 / AL24A - Baymont | 2 Bed House            | 850  | 1         | 850       | 4               |
| 3 Bed Houses           | 60%                    |      |           |           |                 |
| AL32 / AL32A - Lockton | 3 Bed House            | 1001 | 3         | 3003      | 5               |
| 4 Bed Houses           | 20%                    |      |           |           |                 |
| AL41 - Torwood         | 4 Bed House            | 1143 | 1         | 1143      | 6               |
| Sub Totals             |                        |      | 5         | 4996      |                 |
| Social Rented          | 33%                    |      |           |           |                 |
| Code                   | Type                   | ft²  | Number    | Total ft² | Habitable Rooms |
| 2 Bed Houses           | 100%                   |      |           |           |                 |
| AL24 / AL24A - Baymont | 2 Bed House            | 850  | 8         | 6800      | 4               |
| Sub Totals             |                        |      | 8         | 6800      |                 |
| Shared Ownership       | 46%                    |      |           |           |                 |
| Code                   | Type                   | ft²  | Number    | Total ft² | Habitable Rooms |
| 2 Bed Houses           | 55%                    |      |           |           |                 |
| AL24 / AL24A - Baymont | 2 Bed House            | 850  | 7         | 5950      | 4               |
| 3 Bed Houses           | 18%                    |      |           |           |                 |
| AL32 / AL32A - Lockton | 3 Bed House            | 1001 | 2         | 2002      | 5               |
| 4 Bed Houses           | 18%                    |      |           |           |                 |
| AL41 - Torwood         | 4 Bed House            | 1143 | 2         | 2286      | 6               |
| Sub Totals             |                        |      | 11        | 10238     |                 |
| Grand Totals           |                        |      | 110       | 110249    |                 |
| Net area (Acres)       |                        | 7.26 | Sqft/Acre | 15186     |                 |

PLOTS 4001-4066  
Parcel R13 - ST. MODWEN

| Code                   | Type                    | ft²  | Number    | Total ft² | Habitable Rooms |
|------------------------|-------------------------|------|-----------|-----------|-----------------|
| Private                | 42%                     |      |           |           |                 |
| 2 Bed Houses           | 14%                     |      |           |           |                 |
| L255 - Delmont         | 2 Bed (3P) House        | 758  | 2         | 1516      | 4               |
| H283 - Denison         | 2 Bed (3P) House        | 758  | 2         | 1516      | 4               |
| 3 Bed Houses           | 64.29%                  |      |           |           |                 |
| L356 - Denton          | 3 Bed House             | 907  | 2         | 1814      | 5               |
| L358 / L358A - Whitton | 3 Bed House             | 947  | 3         | 2841      | 5               |
| H482 - Birchgate       | 3 Bed + Study Townhouse | 1218 | 13        | 15834     | 5               |
| 4 Bed Houses           | 21.43%                  |      |           |           |                 |
| H486 - Presgate        | 4 Bed + Study Townhouse | 1390 | 6         | 8340      | 7               |
| Sub Totals             |                         |      | 28        | 31861     |                 |
| Affordable             | 58%                     |      |           |           |                 |
| Affordable Rented      | 5%                      |      |           |           |                 |
| Code                   | Type                    | ft²  | Number    | Total ft² | Habitable Rooms |
| 2 Bed Houses           | 100%                    |      |           |           |                 |
| AL24 / AL24A - Baymont | 2 Bed House             | 850  | 2         | 1700      | 4               |
| Sub Totals             |                         |      | 2         | 1700      |                 |
| Social Rented          | 74%                     |      |           |           |                 |
| Code                   | Type                    | ft²  | Number    | Total ft² | Habitable Rooms |
| 1 Bed Flats            | 86%                     |      |           |           |                 |
| Block 1A - 18FL        | 1 Bed (182P) Flat       | 547  | 24        | 13128     | 2               |
| 2 Bed Houses           | 14%                     |      |           |           |                 |
| AL24 / AL24A - Baymont | 2 Bed House             | 850  | 4         | 3400      | 4               |
| Sub Totals             |                         |      | 28        | 3400      |                 |
| Shared Ownership       | 21%                     |      |           |           |                 |
| Code                   | Type                    | ft²  | Number    | Total ft² | Habitable Rooms |
| 2 Bed Houses           | 50%                     |      |           |           |                 |
| AL24 / AL24A - Baymont | 2 Bed House             | 850  | 4         | 3400      | 4               |
| 3 Bed Houses           | 50%                     |      |           |           |                 |
| AL32 / AL32A - Lockton | 3 Bed House             | 1001 | 4         | 4004      | 5               |
| Sub Totals             |                         |      | 8         | 7404      |                 |
| Grand Totals           |                         |      | 66        | 44365     |                 |
| Net area (Acres)       |                         | 3.45 | Sqft/Acre | 12859     |                 |



## Appendix 2 – Pedestrian and Cycle Movement Strategy



© ABLEY LETCHFORD PARTNERSHIP LTD.  
This drawing should not be reproduced without consent.

KEY

- VEHICLE ACCESS
- SHARED PEDESTRIAN / CYCLE LINK / ACCESS
- PEDESTRIAN LINK / ACCESS
- PRIMARY STREET
- SECONDARY / TERTIARY STREET
- SHARED SURFACE STREET
- SHARED SURFACE DRIVEWAY / PARKING AREA
- BUS STOP

IMPORTANT NOTE  
THIS DRAWING IS BASED ON AAP LAYOUT  
P1905.R07.R13.01 Planning Layout-42  
RECEIVED 12.12.25

| Rev | Date  | Description | RG | SM |
|-----|-------|-------------|----|----|
| A   | 12.25 | FIRST ISSUE |    |    |

**Abley Letchford**  
www.ableyletchford.co.uk

Client  
**MILLER HOMES**

Project  
**SOUTH WOKINGHAM SDL  
PHASE 2B R7 & R13 RESERVED  
MATTERS APPLICATION**

Title  
**R7/R13 LAYOUT  
PEDESTRIAN AND CYCLE  
STRATEGY**

Status  
**FOR PLANNING**

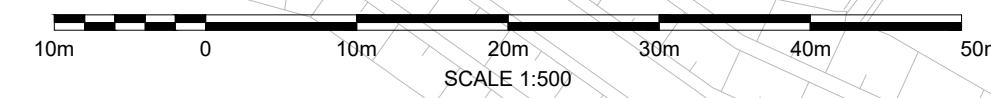
| Scale       | Date     | Drawn | Checked |
|-------------|----------|-------|---------|
| 1:1000 @ A1 | DEC 2025 | RG    | SM      |

Drawing No.  
**A389-R7&R13-PL-001**

Revision  
**A**



## Appendix 3 – On-Site Visibility



© ABLEY LETCHFORD PARTNERSHIP LTD  
This drawing should not be reproduced without consent.

KEY:

- 25m Forward Visibility Splay (MIS 20mph Design Speed)
- 17m Forward Visibility Splay (MIS 15mph Design Speed)
- Junction Visibility Splay (43m) (MIS 30mph Design Speed)
- Junction Visibility Splay (25m) (MIS 20mph Design Speed)
- 2x2 Driveway Visibility Splay
- Pedestrian Crossing Visibility Splay (25m) (MIS 20mph Design Speed)
- Pedestrian Crossing Visibility Splay (17m) (MIS 15mph Design Speed)
- Tactile Crossing
- Proposed Tree

IMPORTANT NOTE  
THIS DRAWING IS BASED ON AAP LAYOUT  
PH05.R07.R13.01 Planning Layout-42  
RECEIVED 12.12.25

|                     |      |             |       |         |
|---------------------|------|-------------|-------|---------|
| A 12.25 FIRST ISSUE |      | RG          | SM    |         |
| Rev                 | Date | Description | Drawn | Checked |

**Abley Letchford**  
www.ableyletchford.co.uk

Client  
**MILLER HOMES**

Project  
**SOUTH WOKINGHAM SDL  
PHASE 2B R7 & R13 RESERVED  
MATTERS APPLICATION**

Title  
**VISIBILITY SPLAYS**

Status  
**FOR PLANNING**

|            |          |       |         |
|------------|----------|-------|---------|
| Scale      | Date     | Drawn | Checked |
| 1:500 @ A0 | DEC 2025 | RG    | SM      |

Drawing No: **A389-R7&R13-PL-002**      Revision: **A**

**SUBJECT TO  
TECHNICAL APPROVAL**



## Appendix 4 – Refuse Vehicle and Car Swept Path Analysis and Collection Strategy



© ABLEY LETCHFORD PARTNERSHIP LTD  
This drawing should not be reproduced without consent.

NOTES:

1. Large Refuse Vehicle:
  - Forward Tracking Speed 5mph
  - Reverse Tracking Speed 5mph
2. Luxury 4x4:
  - Forward Tracking Speed 10mph
  - Reverse Tracking Speed 5mph

TRACKING KEY:

GENERAL KEY:

- Refuse Operative Collection Distance
- Residential BCP Collection Distance

IMPORTANT NOTE  
THIS DRAWING IS BASED ON AAP LAYOUT  
P1905 R07 R13 01 Planning Layout-42  
RECEIVED 12.12.25

|                     |      |             |       |         |
|---------------------|------|-------------|-------|---------|
| A 12.25 FIRST ISSUE |      | RG          | SM    |         |
| No                  | Date | Description | Drawn | Checked |

**Abley Letchford**  
www.ableyletchford.co.uk

Client: MILLER HOMES

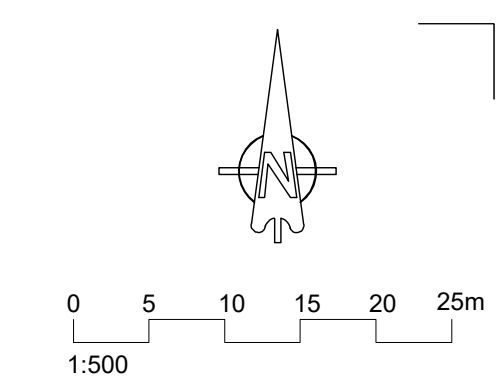
Project: SOUTH WOKINGHAM SDL  
PHASE 2B R7 & R13 RESERVED  
MATTERS APPLICATION

Title: SWEEP PATH ANALYSIS  
REFUSE VEHICLE

Status: FOR PLANNING

|             |                    |       |          |           |    |          |    |
|-------------|--------------------|-------|----------|-----------|----|----------|----|
| Scale:      | 1:500 @ A0         | Date: | DEC 2025 | Drawn:    | RG | Checked: | SM |
| Drawing No: | A389-R7&R13-PL-003 |       |          | Revision: | A  |          |    |

SUBJECT TO  
TECHNICAL APPROVAL



Private Refuse Storage for houses is located in rear gardens and removed by residents on collection day, to kerbside (on curtilage) or collection points.

Private Refuse Collection is from kerbside, adjacent to the dwelling boundary or from collection points.

Communal Refuse Storage is provided for apartments.

-  Private refuse storage locations, generally in rear gardens. Moved on collection day by resident.
-  Kerbside refuse collection points for individual houses

**Travel Distances**

|       |                                        |
|-------|----------------------------------------|
| ----- | Operatives - Generally 3-5m (25m max.) |
| ----- | Residents - Generally <30m             |

### Refuse Provision for Houses

One 240 ltr. Wheeled Bin (Refuse)

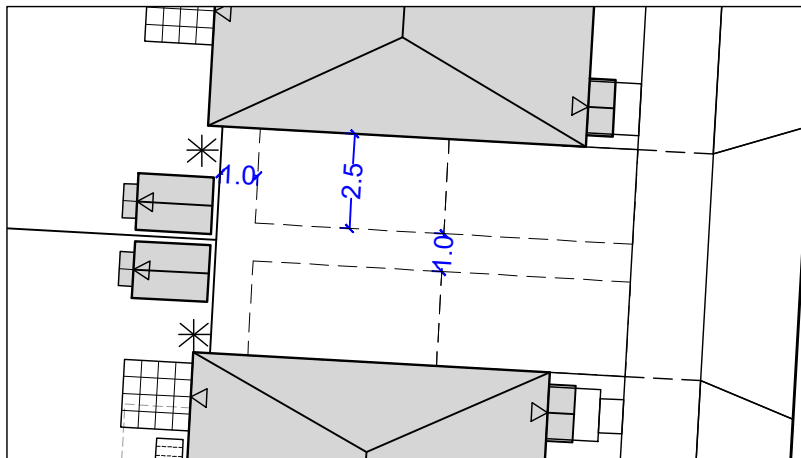
One 25 ltr. Kitchen Bin (Not Sh)

### Refuse Provision for Apartment

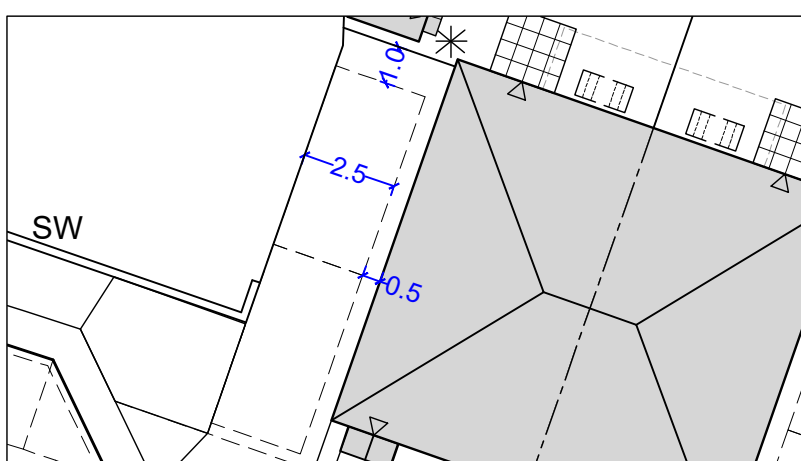
| Weekly Allowance | Number of Flats | Allowance Capacity (litre) | No. of Bins Required |
|------------------|-----------------|----------------------------|----------------------|
| 80 Litre         | 4               | 320                        | 1 x 350L             |
| 80 Litre         | 5               | 400                        | 2 x 240L             |
| 80 Litre         | 6               | 480                        | 2 x 240L             |
| 80 Litre         | 9               | 720                        | 2 x 350L             |
| 80 Litre         | 10              | 800                        | 2 x 240L + 1 x 360L  |
| 80 Litre         | 11              | 880                        | 1 x 240L + 2 x 360L  |
| 80 Litre         | 12              | 960                        | 3 x 350L             |
| 80 Litre         | 15              | 1200                       | 2 x 240L + 2 x 360L  |
| 80 Litre         | 20              | 1600                       | 4 x 350L = 1 x 240L  |

| BLUE - RECYCLE WASTE WHEELIE BINS |                 |                           |                      |
|-----------------------------------|-----------------|---------------------------|----------------------|
| Minimum Allowance                 | Number of Flats | Required Capacity (litre) | No. of Bins Required |
| 120 Litre                         | 4               | 480                       | 2 x 240L             |
| 120 Litre                         | 5               | 600                       | 1 x 240L + 1 x 360L  |
| 120 Litre                         | 6               | 720                       | 1 x 240L + 2 x 240L  |
| 120 Litre                         | 9               | 1080                      | 3 x 360L             |
| 120 Litre                         | 10              | 1200                      | 2 x 240L + 2 x 360L  |
| 120 Litre                         | 11              | 1320                      | 1 x 240L + 3 x 360L  |
| 120 Litre                         | 12              | 1440                      | 4 x 360L             |
| 120 Litre                         | 15              | 1800                      | 5 x 360L             |
| 120 Litre                         | 20              | 2400                      | 1 x 240L + 6 x 360L  |

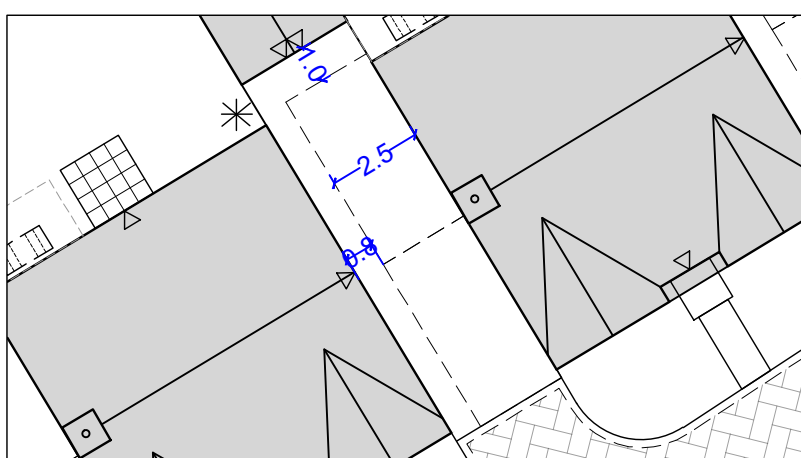
General provisions for individual plots refuse carry routes through parking bay/s



### Dual Occupancy Parking Bays



Single Occupancy Parking Bar



Garage Parking Bays

| Rev. | Date | Description | Drawn | Checked |
|------|------|-------------|-------|---------|
|------|------|-------------|-------|---------|

Client **miller** homes **aap** architecture

Project  
SOUTH WOKINGHAM

SOUTH WORKINGHAM  
PHASE R07 & R13

Drawing Title  
PROPOSED

### PROPOSED REFUSE STRATEGY LAYOUT

Scale 1:500 @ 40

Date OCTOBER 2021

Drug No. D100E B03 B13 C

F1903.R07.R13.0

**AAP Architecture Ltd**  
Unit A, Monument Business Centre, Monument Way East, Woking, Surrey GU21 5LG

T 01483 727345 E [projects@aap-arc.co.uk](mailto:projects@aap-arc.co.uk) W [aap-arc.co.uk](http://aap-arc.co.uk)

Under the Intellectual Property Act 2014, this drawing is the copyright of AAP Architecture Ltd.



## Appendix 5 – Fire Tender and Car Swept Path Analysis



© ABLEY LETCHFORD PARTNERSHIP LTD  
This drawing should not be reproduced without consent.

NOTES:

1. Fire Tender:
  - Forward Tracking Speed 10mph
  - Reverse Tracking Speed 5mph
2. Luxury 4x4:
  - Forward Tracking Speed 10mph
  - Reverse Tracking Speed 5mph

TRACKING KEY:

GENERAL KEY:

Fire Tender Hose Length

IMPORTANT NOTE  
THIS DRAWING IS BASED ON AAP LAYOUT  
P1905-R07,R13.01 Planning Layout-42  
RECEIVED 12.12.25

|                     |      |             |       |         |
|---------------------|------|-------------|-------|---------|
| A 12.25 FIRST ISSUE |      | RG          | SM    |         |
| Rev                 | Date | Description | Drawn | Checked |

**Abley Letchford**  
www.ableyletchford.co.uk

Client: MILLER HOMES

Project: SOUTH WOKINGHAM SDL  
PHASE 2B R7 & R13 RESERVED  
MATTERS APPLICATION

Title: SWEEP PATH ANALYSIS  
FIRE TENDER

Status: FOR PLANNING

|             |                    |       |          |        |    |          |           |   |
|-------------|--------------------|-------|----------|--------|----|----------|-----------|---|
| Scale:      | 1:500 @ A0         | Date: | DEC 2025 | Drawn: | RG | Checked: | SM        |   |
| Drawing No: | A389-R7&R13-PL-004 |       |          |        |    |          | Revision: | A |

SUBJECT TO  
TECHNICAL APPROVAL



## Appendix 6 – Parking Schedule

## PARKING DEMAND CALCULATION SHEET

Updated 20.11.25

Search your development location area by postcode

enter postcode with no spaces (e.g. RG40 1BN as RG401BN) and click on "find postcode"

Find Postcode

Select your development location from a map

Access Map

click "access map" and click on where your development is located

Development location

Reset Sheet

|                            |     |
|----------------------------|-----|
| Total number of properties | 215 |
| Total allocated spaces     | 363 |
| Total unallocated spaces   | 71  |

### Development composition

|      | Property type                              | Tenure                                              | no. habitable rooms                  | no. allocated spaces per property, excluding garages | Total number of properties | Total number of garages for property type | unallocated spaces (including visitor parking and 50% for garages) | allocated spaces (including 50% garages) |
|------|--------------------------------------------|-----------------------------------------------------|--------------------------------------|------------------------------------------------------|----------------------------|-------------------------------------------|--------------------------------------------------------------------|------------------------------------------|
| Plot | House or flat (choose from drop down list) | Owned or rented/shared (choose from drop down list) | 1 to 4+ (choose from drop down list) | 0-2                                                  |                            |                                           |                                                                    |                                          |
|      | Choose from drop down lists                |                                                     |                                      |                                                      | Enter below                |                                           |                                                                    |                                          |
| 3001 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3002 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3003 | House                                      | owned                                               | 6                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3004 | House                                      | owned                                               | 6                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3005 | House                                      | owned                                               | 7                                    | 2                                                    | 1                          | 0                                         | 0.4                                                                | 2.0                                      |
| 3006 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3007 | House                                      | shared/rental                                       | 4                                    | 1                                                    | 1                          | 0                                         | 0.5                                                                | 1.0                                      |
| 3008 | House                                      | shared/rental                                       | 4                                    | 1                                                    | 1                          | 0                                         | 0.5                                                                | 1.0                                      |
| 3009 | House                                      | shared/rental                                       | 4                                    | 1                                                    | 1                          | 0                                         | 0.5                                                                | 1.0                                      |
| 3010 | House                                      | shared/rental                                       | 4                                    | 1                                                    | 1                          | 0                                         | 0.5                                                                | 1.0                                      |
| 3011 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3012 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3013 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3014 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3015 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3016 | House                                      | owned                                               | 6                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3017 | House                                      | owned                                               | 7                                    | 2                                                    | 1                          | 0                                         | 0.4                                                                | 2.0                                      |
| 3018 | House                                      | owned                                               | 7                                    | 2                                                    | 1                          | 0                                         | 0.4                                                                | 2.0                                      |
| 3019 | House                                      | owned                                               | 7                                    | 2                                                    | 1                          | 0                                         | 0.4                                                                | 2.0                                      |
| 3020 | House                                      | owned                                               | 7                                    | 2                                                    | 1                          | 0                                         | 0.4                                                                | 2.0                                      |
| 3021 | House                                      | owned                                               | 7                                    | 2                                                    | 1                          | 0                                         | 0.4                                                                | 2.0                                      |
| 3022 | House                                      | owned                                               | 4                                    | 2                                                    | 1                          | 0                                         | 0.2                                                                | 2.0                                      |
| 3023 | House                                      | owned                                               | 4                                    | 2                                                    | 1                          | 0                                         | 0.2                                                                | 2.0                                      |
| 3024 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3025 | House                                      | owned                                               | 6                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3026 | House                                      | owned                                               | 7                                    | 2                                                    | 1                          | 0                                         | 0.4                                                                | 2.0                                      |
| 3027 | House                                      | owned                                               | 7                                    | 2                                                    | 1                          | 0                                         | 0.4                                                                | 2.0                                      |
| 3028 | House                                      | owned                                               | 7                                    | 2                                                    | 1                          | 0                                         | 0.4                                                                | 2.0                                      |
| 3029 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3030 | House                                      | owned                                               | 4                                    | 2                                                    | 1                          | 0                                         | 0.2                                                                | 2.0                                      |
| 3031 | House                                      | owned                                               | 4                                    | 2                                                    | 1                          | 0                                         | 0.2                                                                | 2.0                                      |
| 3032 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3033 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3034 | House                                      | owned                                               | 4                                    | 2                                                    | 1                          | 0                                         | 0.2                                                                | 2.0                                      |
| 3035 | House                                      | owned                                               | 4                                    | 2                                                    | 1                          | 0                                         | 0.2                                                                | 2.0                                      |
| 3036 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3037 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3038 | House                                      | owned                                               | 4                                    | 2                                                    | 1                          | 0                                         | 0.2                                                                | 2.0                                      |
| 3039 | House                                      | owned                                               | 4                                    | 2                                                    | 1                          | 0                                         | 0.2                                                                | 2.0                                      |
| 3040 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3041 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3042 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3043 | House                                      | owned                                               | 6                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3044 | House                                      | owned                                               | 7                                    | 2                                                    | 1                          | 0                                         | 0.4                                                                | 2.0                                      |
| 3045 | House                                      | owned                                               | 7                                    | 2                                                    | 1                          | 0                                         | 0.4                                                                | 2.0                                      |
| 3046 | House                                      | owned                                               | 7                                    | 2                                                    | 1                          | 0                                         | 0.4                                                                | 2.0                                      |
| 3047 | House                                      | owned                                               | 7                                    | 2                                                    | 1                          | 0                                         | 0.4                                                                | 2.0                                      |
| 3048 | House                                      | owned                                               | 7                                    | 2                                                    | 1                          | 0                                         | 0.4                                                                | 2.0                                      |
| 3049 | House                                      | owned                                               | 7                                    | 2                                                    | 1                          | 0                                         | 0.4                                                                | 2.0                                      |
| 3050 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3051 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3052 | House                                      | owned                                               | 4                                    | 2                                                    | 1                          | 0                                         | 0.2                                                                | 2.0                                      |
| 3053 | House                                      | owned                                               | 4                                    | 2                                                    | 1                          | 0                                         | 0.2                                                                | 2.0                                      |
| 3054 | House                                      | owned                                               | 4                                    | 2                                                    | 1                          | 0                                         | 0.2                                                                | 2.0                                      |
| 3055 | House                                      | owned                                               | 4                                    | 2                                                    | 1                          | 0                                         | 0.2                                                                | 2.0                                      |
| 3056 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3057 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3058 | House                                      | shared/rental                                       | 4                                    | 2                                                    | 1                          | 0                                         | 0.2                                                                | 2.0                                      |
| 3059 | House                                      | shared/rental                                       | 4                                    | 2                                                    | 1                          | 0                                         | 0.2                                                                | 2.0                                      |
| 3060 | House                                      | shared/rental                                       | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3061 | House                                      | shared/rental                                       | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3062 | House                                      | shared/rental                                       | 6                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3063 | House                                      | shared/rental                                       | 6                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3064 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3065 | House                                      | owned                                               | 4                                    | 2                                                    | 1                          | 0                                         | 0.2                                                                | 2.0                                      |
| 3066 | House                                      | owned                                               | 4                                    | 2                                                    | 1                          | 0                                         | 0.2                                                                | 2.0                                      |
| 3067 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |
| 3068 | House                                      | owned                                               | 5                                    | 2                                                    | 1                          | 0                                         | 0.3                                                                | 2.0                                      |

|      |       |               |   |   |   |   |     |     |
|------|-------|---------------|---|---|---|---|-----|-----|
| 3069 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 3070 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 3071 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 3072 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 3073 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 3074 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 3075 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 3076 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 3077 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 3078 | Flat  | owned         | 3 | 1 | 1 | 0 | 0.4 | 1.0 |
| 3079 | Flat  | owned         | 2 | 1 | 1 | 0 | 0.4 | 1.0 |
| 3080 | Flat  | owned         | 3 | 1 | 1 | 0 | 0.4 | 1.0 |
| 3081 | Flat  | owned         | 3 | 1 | 1 | 0 | 0.4 | 1.0 |
| 3082 | Flat  | owned         | 2 | 1 | 1 | 0 | 0.4 | 1.0 |
| 3083 | Flat  | owned         | 3 | 1 | 1 | 0 | 0.4 | 1.0 |
| 3084 | Flat  | owned         | 3 | 1 | 1 | 0 | 0.4 | 1.0 |
| 3085 | Flat  | owned         | 3 | 1 | 1 | 0 | 0.4 | 1.0 |
| 3086 | Flat  | owned         | 2 | 1 | 1 | 0 | 0.4 | 1.0 |
| 3087 | Flat  | owned         | 3 | 1 | 1 | 0 | 0.4 | 1.0 |
| 3088 | Flat  | owned         | 3 | 1 | 1 | 0 | 0.4 | 1.0 |
| 3089 | House | owned         | 5 | 2 | 1 | 0 | 0.4 | 2.0 |
| 3090 | House | owned         | 5 | 2 | 1 | 0 | 0.4 | 2.0 |
| 3091 | House | shared/rental | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 3092 | House | shared/rental | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 3093 | House | shared/rental | 4 | 2 | 1 | 0 | 0.2 | 2.0 |
| 3094 | House | shared/rental | 4 | 2 | 1 | 0 | 0.2 | 2.0 |
| 3095 | House | shared/rental | 4 | 1 | 1 | 0 | 0.5 | 1.0 |
| 3096 | House | shared/rental | 4 | 1 | 1 | 0 | 0.5 | 1.0 |
| 3097 | House | shared/rental | 4 | 2 | 1 | 0 | 0.2 | 2.0 |
| 3098 | House | shared/rental | 6 | 2 | 1 | 0 | 0.3 | 2.0 |
| 3099 | House | shared/rental | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 3100 | House | shared/rental | 4 | 1 | 1 | 0 | 0.5 | 1.0 |
| 3101 | House | shared/rental | 4 | 1 | 1 | 0 | 0.5 | 1.0 |
| 3102 | House | shared/rental | 4 | 2 | 1 | 0 | 0.2 | 2.0 |
| 3103 | House | shared/rental | 4 | 2 | 1 | 0 | 0.2 | 2.0 |
| 3104 | House | shared/rental | 4 | 2 | 1 | 0 | 0.2 | 2.0 |
| 3105 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 3106 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 3107 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 3108 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 3109 | House | owned         | 4 | 2 | 1 | 0 | 0.2 | 2.0 |
| 3110 | House | owned         | 4 | 2 | 1 | 0 | 0.2 | 2.0 |
| 4001 | House | owned         | 7 | 2 | 1 | 0 | 0.4 | 2.0 |
| 4002 | House | owned         | 4 | 2 | 1 | 0 | 0.2 | 2.0 |
| 4003 | House | owned         | 4 | 2 | 1 | 0 | 0.2 | 2.0 |
| 4004 | House | shared/rental | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4005 | House | shared/rental | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4006 | House | shared/rental | 4 | 1 | 1 | 0 | 0.5 | 1.0 |
| 4007 | House | shared/rental | 4 | 1 | 1 | 0 | 0.5 | 1.0 |
| 4008 | House | shared/rental | 4 | 1 | 1 | 0 | 0.5 | 1.0 |
| 4009 | House | shared/rental | 4 | 1 | 1 | 0 | 0.5 | 1.0 |
| 4010 | House | owned         | 7 | 2 | 1 | 0 | 0.4 | 2.0 |
| 4011 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4012 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4013 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4014 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4015 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4016 | House | owned         | 7 | 2 | 1 | 0 | 0.4 | 2.0 |
| 4017 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4018 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4019 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4020 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4021 | House | owned         | 7 | 2 | 1 | 0 | 0.4 | 2.0 |
| 4022 | House | shared/rental | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4023 | House | shared/rental | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4024 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4025 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4026 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4027 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4028 | House | shared/rental | 4 | 2 | 1 | 0 | 0.2 | 2.0 |
| 4029 | House | shared/rental | 4 | 2 | 1 | 0 | 0.2 | 2.0 |
| 4030 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4031 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4032 | House | owned         | 7 | 2 | 1 | 0 | 0.4 | 2.0 |
| 4033 | House | shared/rental | 4 | 2 | 1 | 0 | 0.2 | 2.0 |
| 4034 | House | shared/rental | 4 | 1 | 1 | 0 | 0.5 | 1.0 |
| 4035 | House | shared/rental | 4 | 1 | 1 | 0 | 0.5 | 1.0 |
| 4036 | House | shared/rental | 4 | 1 | 1 | 0 | 0.5 | 1.0 |
| 4037 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4038 | House | owned         | 4 | 2 | 1 | 0 | 0.2 | 2.0 |
| 4039 | House | owned         | 4 | 2 | 1 | 0 | 0.2 | 2.0 |
| 4040 | House | owned         | 7 | 2 | 1 | 0 | 0.4 | 2.0 |
| 4041 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4042 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4043 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4044 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4045 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4046 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4047 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4048 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4049 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4050 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4051 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4052 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4053 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4054 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4055 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4056 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4057 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |

|      |       |               |   |   |   |   |     |     |
|------|-------|---------------|---|---|---|---|-----|-----|
| 4058 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4059 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4060 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4061 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4062 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4063 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4064 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4065 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4066 | Flat  | shared/rental | 2 | 1 | 1 | 0 | 0.3 | 1.0 |
| 4067 | Flat  | owned         | 2 | 1 | 1 | 0 | 0.4 | 1.0 |
| 4068 | Flat  | owned         | 2 | 1 | 1 | 0 | 0.4 | 1.0 |
| 4069 | Flat  | owned         | 3 | 1 | 1 | 0 | 0.4 | 1.0 |
| 4070 | Flat  | owned         | 2 | 1 | 1 | 0 | 0.4 | 1.0 |
| 4071 | Flat  | owned         | 2 | 1 | 1 | 0 | 0.4 | 1.0 |
| 4072 | Flat  | owned         | 3 | 1 | 1 | 0 | 0.4 | 1.0 |
| 4073 | Flat  | owned         | 2 | 1 | 1 | 0 | 0.4 | 1.0 |
| 4074 | Flat  | owned         | 2 | 1 | 1 | 0 | 0.4 | 1.0 |
| 4075 | Flat  | owned         | 3 | 1 | 1 | 0 | 0.4 | 1.0 |
| 4076 | Flat  | owned         | 3 | 1 | 1 | 0 | 0.4 | 1.0 |
| 4077 | House | owned         | 7 | 2 | 1 | 0 | 0.4 | 2.0 |
| 4078 | House | owned         | 7 | 2 | 1 | 0 | 0.4 | 2.0 |
| 4079 | House | shared/rental | 4 | 1 | 1 | 0 | 0.5 | 1.0 |
| 4080 | House | shared/rental | 4 | 1 | 1 | 0 | 0.5 | 1.0 |
| 4081 | House | shared/rental | 4 | 1 | 1 | 0 | 0.5 | 1.0 |
| 4082 | House | shared/rental | 4 | 1 | 1 | 0 | 0.5 | 1.0 |
| 4083 | House | shared/rental | 4 | 1 | 1 | 0 | 0.5 | 1.0 |
| 4084 | House | shared/rental | 4 | 1 | 1 | 0 | 0.5 | 1.0 |
| 4085 | House | shared/rental | 4 | 1 | 1 | 0 | 0.5 | 1.0 |
| 4086 | House | owned         | 7 | 2 | 1 | 0 | 0.4 | 2.0 |
| 4087 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4088 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4089 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4090 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4091 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4092 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4093 | House | owned         | 7 | 2 | 1 | 0 | 0.4 | 2.0 |
| 4094 | House | shared/rental | 6 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4095 | House | shared/rental | 6 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4096 | House | shared/rental | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4097 | House | shared/rental | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4098 | House | shared/rental | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4099 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4100 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4101 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4102 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4103 | House | owned         | 5 | 2 | 1 | 0 | 0.3 | 2.0 |
| 4104 | House | owned         | 7 | 2 | 1 | 0 | 0.4 | 2.0 |
| 4105 | House | owned         | 4 | 2 | 1 | 0 | 0.2 | 2.0 |



## Appendix 7 – Car Parking Allocation Plan



**KEY**

- 310 ALLOCATED PARKING SPACES
- 53 ALLOCATED CARPORT OR CARBARN PARKING SPACES
- 01 UNALLOCATED PARKING SPACES FOR SUB STATION
- 23 UNALLOCATED PARKING SPACES
- 40 UNALLOCATED / VISITOR PARKING SPACES
- 07 UNALLOCATED INCIDENTAL VISITOR PARKING SPACES

434 Spaces in Total

- 23 GARAGE SPACES (3.0x6.0m in size internally - not counted towards parking provisions)
- 02 TEMPORARY SALES AREA PARKING (to be landscaped upon completion)
- 02 GARAGE SPACES AT SALES AREA (3.0x6.0m in size internally - not counted towards parking allocations)
- 19 E.V.C.P. TO BE DOUBLE 13AMP WALL OR PEDESTAL MOUNTED TYPE 2 CHARGER WITH GUN HOLSTER (in line with building regulation approved document S)
- 172 E.V.C.P. TO BE SINGLE 13AMP WALL OR PEDESTAL MOUNTED TYPE 2 CHARGER WITH GUN HOLSTER (in line with building regulation approved document S)

| Rev. | Date | Description | Drawn | Checked |
|------|------|-------------|-------|---------|
|      |      |             |       |         |

Client **miller homes** **aap architecture**

Project **SOUTH WOKINGHAM PHASE R07 & R13**

Drawing Title **PROPOSED PARKING LAYOUT**

Scale **1:500 @ A0** Drawn **SR** Checked **DGP**

Date **OCTOBER 2025** File **P1905.R07.R13.05** Drawing Status **PLANNING**

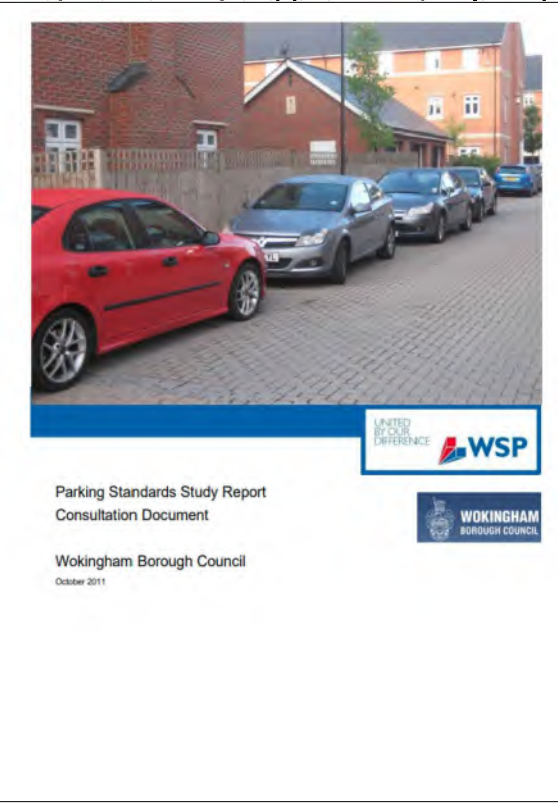
Dwg No **P1905.R07.R13.05** Rev.

AAP Architecture Ltd  
Unit A, Monument Business Centre, Monument Way East, Woking, Surrey GU21 5LG  
T 01483 727343 E projects@aap-arc.co.uk W aap-arc.co.uk

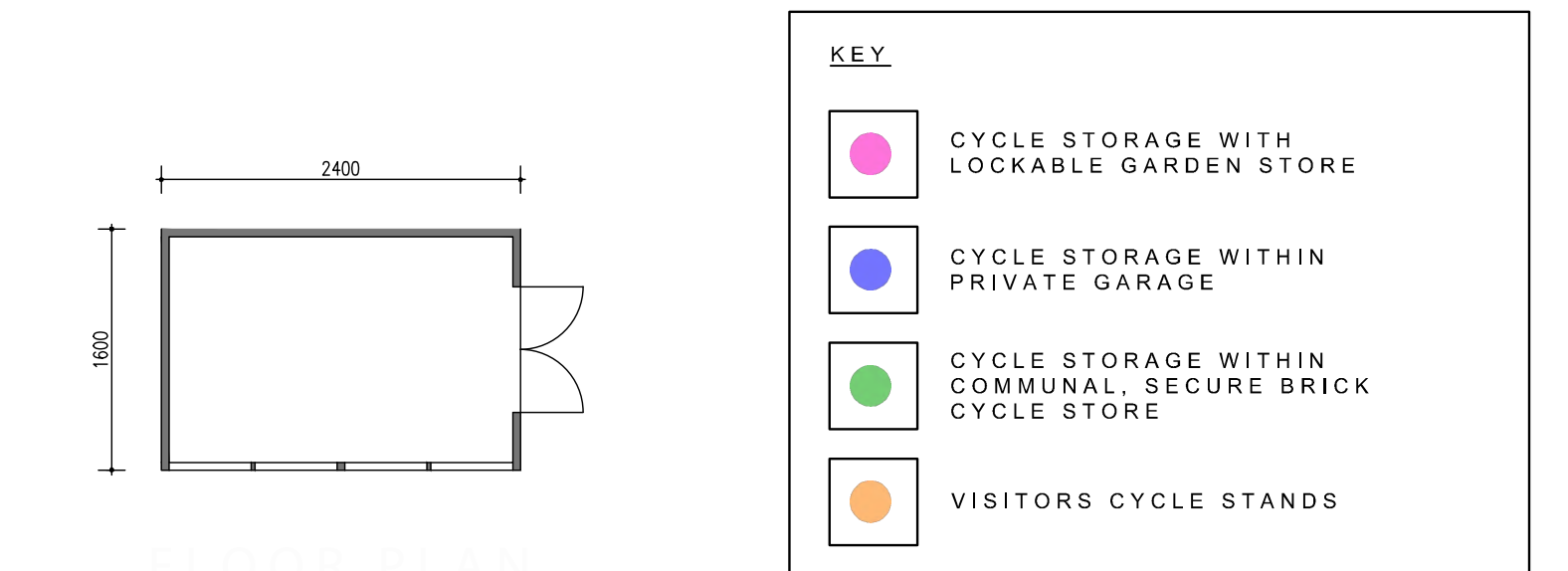
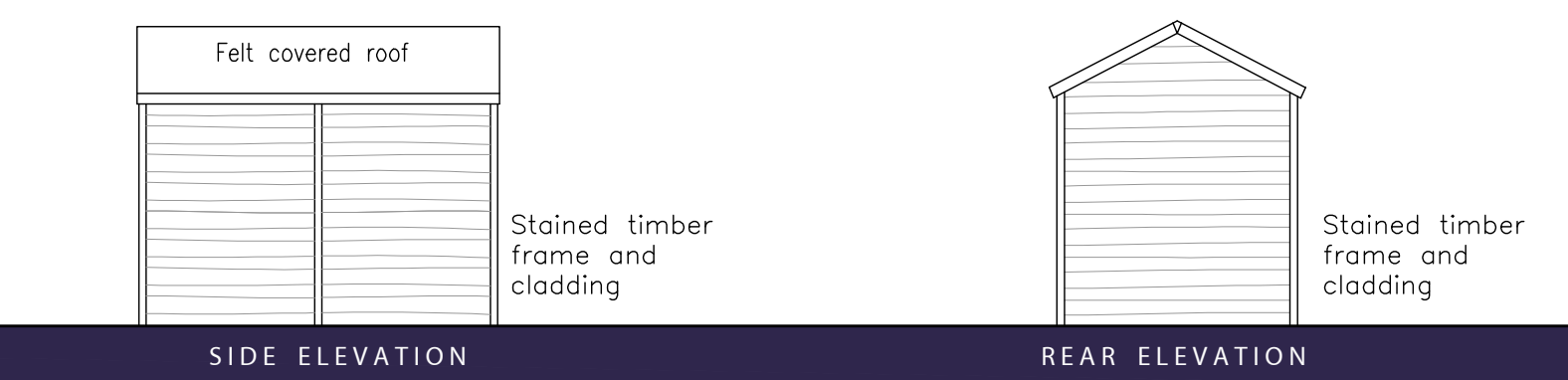
Under the Intellectual Property Act 2014, this drawing is the copyright of AAP Architecture Ltd.



## Appendix 8 – Cycle Parking Allocation Plan



CAR & CYCLE PARKING STANDARD DOCUMENT  
Design in accordance with section 4.7- CYCLE PARKING DESIGN





**Transport Planning | Flood & Water Management | Civil Engineering**

**Hungerford Office**

3 Tealgate, Charnham Park,  
Hungerford RG17 0YT

**01488 684 390**

**Reading Office**

6th Floor, Reading Bridge House,  
George Street, Reading, RG1 8LS

**0118 237 1736**

**[www.ableyletchford.co.uk](http://www.ableyletchford.co.uk)**